

**MINUTES**  
**CITY OF CAMARILLO CITY COUNCIL**  
**REGULAR MEETING**  
**WEDNESDAY, AUGUST 26, 2015**

CALL TO ORDER/ROLL CALL

Mayor Little called the meeting to order at 5:10 p.m.

Councilmembers Present: Bill Little, Mayor  
Mike Morgan, Vice Mayor  
Charlotte Craven, Councilmember  
Kevin Kildee, Councilmember  
Jeanette McDonald, Councilmember

Staff Present: Bruce Feng, City Manager  
Ronnie Campbell, Finance Director  
Tom Fox, Public Works Director  
Jeffrie Madland, City Clerk  
Monica McGrath, Police Department Commander  
Dave Norman, Assistant City Manager  
Richard Petropulos, Administrative Services Director  
Brian Pierik, City Attorney  
Joe Vacca, Community Development Director

I. AMENDMENTS TO THE AGENDA

Item V A was removed from the agenda. Item III F was pulled for discussion.

II. PRESENTATIONS – NONE

III. CONSENT CALENDAR

Councilmember Craven moved, seconded by Councilmember Kildee, to approve Consent Calendar Items A through K, with the exception of Item III F.

A. Minutes

Approved the minutes of the City Council meeting held July 22, 2015, as presented.

B. Resolution – Approval of Disbursements

Adopted Resolution No. 2015-85 approving disbursements dated on or before August 19, 2015.

C. Financial Reports – July 2015

Received and filed the following financial reports pursuant to the City's Investment Policy and State law:

1. Investment Report dated July 31, 2015
2. Chronological Investment Activity Report for the Month Ended July 31, 2015
3. General Fund Comparative Balance Sheet, May 31, 2015 and June 30, 2015, and June 30, 2014

4. Minutes of the July 20, 2015 Investment Committee Meeting

D. Request for Proposal - Senate Bill 90 Cost Claiming Services

Authorized staff to solicit proposals.

E. Rejection of Bids - AS-2014-13 Roof Repairs/Restorations at City Hall and Police Facility

Directed staff to reject all bids received and remove the restoration work from the bid specifications and re-advertise.

F. Legislative Committee's Recommendations on Current Legislation

Pulled for discussion as Item IV B.

G. Professional Services Agreement Amendment – Water Systems Consulting, Inc.

Authorized an additional work letter, Agreement No. 2014-70C, with Water Systems Consulting, Inc., for an amount not-to-exceed \$66,000 to provide continued engineering design and project management services for Fiscal Year 2015/16.

H. Equipment Purchase – Dieners Electric, Inc.

Authorized a purchase order in the amount of \$16,280 to Dieners Electric, Inc., for the purchase and installation of electrical controls for Well 3 located at the Camarillo Airport.

I. Sole Source Equipment Purchase and Installation – General Pump Company, Inc.

Authorized a purchase order in the amount of \$23,235 to General Pump Company, Inc.

J. Pricing Agreements – EP-2015-1 Water Meter Purchases

Authorized Pricing Agreements Nos. 2015-60, 61, and 62 for the purchase of water meters to 1) National Meter and Automation, Inc., in the amount of \$55,316.75, 2) Aqua Metric Sales Company in the amount of \$14,158.08, and 3) Ferguson Waterworks dba Equarius Waterworks in the amount of \$32,125.00.

K. Resolution Accepting Emergency Management Performance Grant (EMPG) Program Funding

Adopted Resolution No. 2015-87 authorizing the City Manager to accept 2015 Emergency Management Performance Grant Program funding in the amount of \$21,666 through the Department of Homeland Security and the Sheriff's Office of Emergency Services and approved an adjustment of \$21,666 to the grant revenue Account No. 101-0000-335.39-12.

Motion carried 5-0.

IV. CITY COUNCIL

A. Request from St. John's Healthcare Foundation for Grant

City Attorney Pierik responded to questions raised by the City Council during their consideration of the request on June 24, 2015. He noted the Foundation has

submitted an additional letter offering naming rights to the City for an increased grant amount of \$500,000.

Councilmember Kildee asked whether staff was confident that the funding would not trigger prevailing wage requirements on the total cost of the project. City Attorney Pierik indicated he did not believe prevailing wages would apply but recommended obtaining a determination letter from the Department of Industrial Relations.

Debi Klein, St. John's Healthcare Foundation, indicated the naming opportunity was recently discussed by the Foundation. The addition of a Cath Lab in Camarillo would be a very big asset to the community.

Rich Montmeny, Vice President of Professional Services, St. John's Healthcare Foundation, indicated the equipment would be needed in time for the opening in early 2018.

The Council discussed the grant amount, disbursement options, and timing.

Councilmember Craven moved, seconded by Mayor Morgan, to:

1. approve a grant to St. John's Healthcare Foundation in the amount of \$500,000, for the naming opportunity for the new Cath Lab at St. John's Pleasant Valley Hospital;
2. direct the City Attorney to prepare a grant agreement with the Foundation for the Council's review and approval, which includes a provision to address what occurs if the DIR determines that prevailing wage requirements would apply as a result of the grant and a provision stating that the grant funds will be disbursed to the Foundation as reimbursement for the purchase of Cath Lab equipment;
3. direct the City Attorney to request a determination letter from the Department of Industrial Relations regarding the grant and prevailing wage requirements;
4. direct the City Attorney to research the issue of legally permissible naming rights and return to the Council for review and approval.

Motion carried 5-0.

B. Legislative Committee's Recommendations on Current Legislation (formerly Item III F)

Mayor Little stated he did not support legislation that would increase funds into the State's Transportation Fund. He felt the Transportation Fund was so disbursed that it was no longer effectively used to improve transportation. He felt the Fund needed to be reformed before fund revenue was increased.

Councilmember Craven moved, seconded by Councilmember Kildee, to confirm the Legislative Committee's recommended support position on SBX1 1 (Beall) and ratified the position letter sent, and adopted Resolution No. 2015-86 urging the State Legislature to provide new sustainable funding for state and local transportation infrastructure.

Motion carried 4-1 (Little dissenting).

V. FINANCE

A. Adoption of Investment Policy FY 2015/2016

This item was removed from the agenda.

VI. PUBLIC WORKS

A. Resolution of Necessity for the Acquisition of 1.09 acres of Permanent Easement and 1.19 acres of Temporary Construction Easement for the Recycle Water Distribution Line – Hiji Investment Co., LLC, APN 234-0-030-250

Public Works Director Fox stated in coordination with the Camarillo Sanitary District, the City proposes to construct a Recycled Water Line from the Water Treatment Plant to certain water facilities located at Lewis Road. The City needs to acquire permanent and temporary construction easements for the construction of a subsurface waterline and certain associated facilities within the property owned by Hiji Investment Co., LLC. The City has been in contact with representatives for the property owner but efforts have not resulted in an executed agreement. He provided a review of the project.

PUBLIC HEARING OPENED

Hearing no requests to speak, either for or against the item, the Mayor declared the PUBLIC HEARING CLOSED.

Councilmember Craven moved, seconded by Councilmember Kildee, to adopt Resolution No. 2015-89 authorizing the commencement of eminent domain proceedings to acquire the easements and authorize the City Manager to execute any documents necessary to implement the acquisition of the easements.

Motion carried 5-0.

XII. CLOSED SESSION

The City Council recessed to Closed Session at 6:09 p.m. to consider the following items:

A. Conference with Legal Counsel - Anticipated Litigation

Significant exposure to litigation pursuant to Government Code Section 54956.9(d)(2); Number of Cases: four.

B. Conference with Real Property Negotiator

- a. Authority – Government Code Section 54956.8
- b. Property – Cedar Oak 2000-2028 Ventura Blvd.; APNs 162-0-104-010, 162-0-135-050, 162-0-135-060
- c. Agency Negotiators – City Attorney, City Manager, Assistant City Manager, Community Development Director, Finance Director
- d. Negotiating Parties – Qualified buyers, Ventura Investment Company and KL Associates
- e. Under Negotiation – Price and terms of payment

C. Conference with Real Property Negotiator

- a. Authority - Government Code Section 54956.8
- b. Property - hotel conference center, Ventura Boulevard; APN 229-0-010-090, -110, -150, -590, -610 & -630
- c. Agency Negotiators - City Attorney, City Manager, Assistant City Manager, Community Development Director, Finance Director

- d. Negotiating Parties - Qualified buyers
- e. Under Negotiation - Price and terms of payment

RECESS/RECONVENE/CALL TO ORDER/ROLL CALL

The Closed Session recessed at 7:27 p.m. The Mayor called the meeting back to order at 7:30 p.m. with no action to report from Closed Session.

FLAG SALUTE

Councilmember Kildee led the Pledge of Allegiance to the Flag.

AMENDMENTS TO AGENDA – NONE

XIV. PRESENTATIONS

A. Presentation of Check to Camarillo Council on Aging

Robert Kazahaya, General Manager, Access Records and Information Management, presented a check in the amount of \$3,800 to the Camarillo Council on Aging, representing the proceeds from the May 2015 community shred event.

B. Ventura County Animal Services Update

Tara Diller, Director and Chief Lifesaving Officer, presented a PowerPoint on activities at the Ventura County Animal Shelter. She was thrilled to announce the Shelter has attained the title of a no kill shelter.

XV. PUBLIC SAFETY/INFORMATION – NONE

XVI. PUBLIC COMMENTS

The following people expressed concern about the current drought conditions and future developments in the City. They supported a moratorium on will-serve letters.

Robert Nowak  
Robert Merrilees  
Herb Holler  
Andrea Soriano  
Michael White  
Patricia Thomas  
Marge Lorraine  
Merrill Berge, Camarillo Sustainable Growth  
Roy Villa

Rick Hazeltine thanked the Council for their continued support of the Camarillo Academic Olympics. He expressed concern over the future of the Scholle Farmhouse.

Matthew Lorimer expressed concern the Council is supporting developers over Camarillo residents. He felt the City has been unresponsive to the Camarillo Springs residents.

Christine Rangel, Building Industry Association, wanted to dispel the myth that new construction will use up all the available water. New homes are twice as efficient in

both water and energy use. The focus should be on retrofitting existing homes. Preventing new construction will eliminate jobs.

Non-verbal comment cards were submitted by Tad Dougherty and Leslie Culhane in expressing concern about the drought and opposing the issuance of new will-serve letters.

City Manager Feng stated staff is working to resolve the issues regarding new development and water use, while balancing legal exposure and protecting a valuable resource. The City's goal is to have zero impact on current customers from new water hook-ups. Staff plans on bringing something back to the Council in late September or early October.

## XVII. PUBLIC HEARINGS

### A. Introduction of an Ordinance Adding Chapter 16.54 to the Camarillo Municipal Code Pertaining to Small, Residential Rooftop Solar Systems

Building Official Meriaux stated the proposed ordinance would add a new Chapter 16.54 to the Camarillo Municipal Code providing an expedited, streamlined permitting process for small, residential rooftop solar systems in accordance with state requirements under the Solar Rights Act and Assembly Bill 2188. She provided a background and summary of the proposed amendments.

#### PUBLIC HEARING OPENED

Hearing no requests to speak, either for or against the item, the Mayor declared the PUBLIC HEARING CLOSED.

City Attorney Pierik read the title of Ordinance No. 1113.

Councilmember Kildee moved, seconded by Councilmember Craven, to waive further reading and introduce Ordinance No. 1113 adding Chapter 16.54 to the Camarillo Municipal Code to provide a streamlined permit process for small, residential rooftop solar systems.

Motion carried 5-0.

### B. Introduction of an Ordinance Amending Chapters 19.04 and 19.62 of the Camarillo Municipal Code Pertaining to Arcades

Principal Planner Mitchell stated the proposed amendment to Camarillo Municipal Code (CMC) section 19.04.072 defining "arcade" would increase the number of amusement machines (coin- or token-operated games of skill and/or similar entertainment or amusement devices) subject to the requirement under CMC section 19.62.145 to obtain a Conditional Use Permit. The proposed amendment to CMC section 19.62.145 would clarify and remove certain unnecessary provisions. He presented a PowerPoint reviewing the background on the proposed Zoning Ordinance amendments.

Councilmember McDonald asked how issues would be addressed. Community Development Director Vacca indicated any issues would adequately be addressed through code compliance.

PUBLIC HEARING OPENED

Hearing no further requests to speak, either for or against the item, the Mayor declared the PUBLIC HEARING CLOSED.

City Attorney Pierik read the title of Ordinance No. 1114.

Councilmember Craven moved, seconded by Vice Mayor Morgan, to waive further reading and introduce Ordinance No. 1114 amending sections 19.04.072 and 19.62.145 of the Camarillo Municipal Code pertaining to arcades.

Motion carried 5-0.

C. Introduction of an Ordinance Amending Camarillo Municipal Code Chapters 19.04 and 19.16 Pertaining to Single-Room Occupancy (SRO) Facilities

Associate Planner Smith stated the proposed ordinance would amend Chapter 19.04 to add a definition of a SRO facility and delete the definition of "bachelor apartment." The amendment to Chapter 19.16 would establish an appropriate zone location for SROs and add specific SRO facility development standards. He presented a PowerPoint reviewing the SRO Zoning Code Amendment.

Councilmember Kildee questioned whether millennials are part of the market for this type of housing. Associate Planner Smith indicated these units are perfect housing for university students.

Councilmember McDonald asked why the City of Thousand Oaks has not adopted the standards. Community Development Director Vacca indicated the State does not require cities to adopt development standards; however, development standards provide more local control to ensure design compatibility that meets the criteria established by the City Council.

Mayor Little stated he did not like the idea of a stand-alone SRO facility with units the size of small hotel rooms.

Councilmember McDonald was also concerned about a complex consisting solely of SRO units.

PUBLIC HEARING OPENED

Robert Merrilees felt the concept was interesting and had potential but expressed concern that this type of unit could be used for short term rentals such as Airbnb.

Hearing no further requests to speak, either for or against the item, the Mayor declared the PUBLIC HEARING CLOSED.

Associate Planner Smith stated the City could condition the project to prohibit short term rentals such as Airbnb.

Councilmember Craven stated there is a demand for this type of housing as more students come into the city and for graduates returning home from college. She has seen them as both rental and for sale units.

Vice Mayor Morgan stated 450 square feet for two people is like a small hotel room. He did not feel Camarillo is ready for this type of housing. He was concerned it would

create issues similar to low income housing projects. He wanted to see these units mixed in with other types of multi-family housing.

Councilmember McDonald agreed. She did not like the idea of having only SRO units within a project.

Councilmember Craven stated this type of housing is not being proposed as low income housing. She felt the units provide sufficient space and are suited for completely different clientele. There is currently a demand for this type of housing and it is expected to increase. Councilmember Kildee agreed.

Councilmember McDonald moved, seconded by Mayor Little, for the item to be brought back for further review with the criteria that SRO units must be disbursed throughout an apartment complex and not located all in one project.

Motion carried 4-1 (Craven dissenting).

Community Development Director Vacca was unsure if that would satisfy the State mandate.

D. Resolution Approving Tentative Tract 5956 Mission Oaks Townhomes

Principal Planner Mitchell stated Comstock Homes is requesting approval of a tentative tract map application for condominium purposes. The application proposes to subdivide the recently-approved RPD-194 residential townhome project into 129 for-sale, airspace condominium units with common landscaping, access, and parking. The project is located on 8.66 gross acres, north of the U.S. Highway 101/Ventura Freeway, at the southwest corner of Verdugo Way and Camino Ruiz, in the RPD-15U (Residential Planned Development, 15 units per acre) Zone. He presented a PowerPoint reviewing the project.

Councilmember Kildee asked what would happen if the applicant does not receive a will-serve letter. Principal Planner Mitchell indicated the project could not move forward.

Mayor Little stated Camrosa Water District (Camrosa) will not issue will-serve letters unless the developer can prove they can supply or offset their water use.

PUBLIC HEARING OPENED

Barbara Williams urged the Council to deny or defer the request in order to protect residents that live within the Camrosa Water District. Current customers have not met the water reduction requirements and the increase in traffic near the freeway onramp was not adequately addressed.

Matthew Lorimer did not support the project. He expressed concerns about water, traffic, and air pollution.

Bill Thomas questioned whether the project would tap into existing water sources or if there is boundary protection between the basins.

Non-verbal comment cards were submitted from Marla DeSha, MJ Wallace, Mary Heck, and Anna Harrington in opposition to development during drought conditions.

Brandon Mann, Hawkeye Investments, and JT Maloney, Comstock Homes, were available for questions.

Councilmember Kildee reiterated to the applicant that nothing would happen without the will-serve letter. The applicant understood. They stated they have been working with Camrosa for years.

Hearing no further requests to speak, either for or against the item, the Mayor declared the PUBLIC HEARING CLOSED.

Public Works Director Fox stated the Department of Water Resources identified that the basin is outside of Fox Canyon but within the Camrosa area. There are barriers between the various basins. Camrosa is responsible for managing its resources.

Councilmember Kildee asked where they are in the approval process with Camrosa. Mr. Maloney indicated they have a conditional will-serve letter and are very close to final agreements with the Oxnard Union High School District, Pleasant Valley School District, and Pleasant Valley Recreation and Park District for turf replacement and retrofitting of irrigation systems which will create more water savings than the project generates in water use.

Councilmember Craven moved, seconded by Mayor Little, to adopt Resolution No. 2015-92 approving Tentative Tract 5956, subject to the recommended conditions of approval.

Councilmember Craven stated there are 194 conditions on the property. The City provides the development conditions and it is up to Camrosa to manage their approval regarding water service. She supported the project.

Councilmember McDonald stated zoning on the property prior to February 2015 was light industrial office. This project could have been stopped at the general plan amendment but instead the project has moved quickly through the planning process. The project will put a burden on Camrosa customers.

Councilmember Kildee commended the applicant for their willingness to provide water offsets. However, he felt there are challenges with this project. It is not the right project for the parcel and he did not support the project.

Motion carried 3-2 (McDonald and Kildee dissenting).

## XVIII. DEPARTMENTAL

### A. Camarillo Springs Authorizations

Public Works Director Fox recommended the Council consider authorizing Kane GeoTech to prepare plans and specifications for proposed improvements to the hillside above Camarillo Springs and authorize staff to invite bids for the construction of the improvements. He presented a PowerPoint reviewing the project. Staff recommended a \$25,000 appropriation for the design and deferring the bid authority to a future meeting. A mediation with all parties is scheduled for August 28.

Barbara Williams asked the Council to approve the motion and provide Dr. Kane with all the resources needed so that he can complete his efforts in order to ensure

protection to the Camarillo Springs community. She thanked the Council for their support and looked forward to working with the City in order to prepare for El Niño.

Bob Spielman was pleased the City has moved forward on the mediation and the work that Dr. Kane has done. He expressed concern the Camarillo Springs Country Club Village is not being addressed in the remediation efforts. Public Works Director Fox indicated staff has to focus efforts on highest risk areas in order to provide the greatest protection in the shortest time frame.

Phil Eads thanked the Council for their support. He expressed concern the rainy season is approaching quickly and asked the City to expedite the remediation as much as possible.

Councilmember Kildee moved, seconded by Vice Mayor Morgan, to authorize the City Manager to execute Agreement No. 2015-63 with Kane GeoTech and approved an appropriation to General Fund-Public Works Division Account No. 101-3101-431.35-01 in the amount of \$25,000 to finish the design work.

Motion carried 5-0.

B. Resolution Approving Improvement Plans, Issuance of Water Will-Serve Letter, and Acknowledging Receipt of Agreements, Securities and Other Necessary Documents -- RPD-190 Springville at Camarillo, LP

Public Works Director Fox stated RPD-190 is the affordable housing component of Tract 5561 which is located on the southwest corner of Ponderosa Drive and Spring Oak Road. The developer submitted improvement plans, agreements, securities and other necessary documents, and paid required fees.

Todd Cottle, for the applicant, stated the total project costs are \$17 million. Two of the funding sources totaling \$7.1 million are at risk to expire if the project does not move forward at this time.

Councilmember Craven stated this would be the largest affordable complex in the City and would satisfy a housing need.

Councilmember Kildee moved, seconded by Councilmember Craven, to adopt Resolution No. 2015-93 approving improvement plans, issuance of a water will-serve letter, and acknowledging receipt of agreements, securities, and other necessary documents, and authorizing the City Engineer to sign the improvement plans.

Motion carried 3-2 (McDonald and Morgan dissenting).

- VII. COMMUNITY DEVELOPMENT – NONE
- VIII. CITY ATTORNEY – NONE
- IX. CITY MANAGER – NONE
- X. CITY CLERK – NONE

XI. ADMINISTRATIVE SERVICES

A. Resolution Amending Executive Physical Program

Administrative Services Director Petropulos presented an amendment to the Executive Physical Program to allow the spouse or domestic partner of executive employees and Councilmembers, and retired executive employees and former Councilmembers and their spouses or domestic partners to participate in the Program. Non-employees would be required to pay in advance the contracted rate of the cost of the physical before participating in the Program.

Councilmember McDonald questioned why the program would be provided to retirees and not all current employees. City Manager Feng indicated executive physicals are a common benefit provided to executive level employees to ensure health on a proactive basis. It is a valuable program for the City in recruiting new talent.

Councilmember Craven moved, seconded by Councilmember Kildee, to adopt Resolution No. 2015-90 approving an amendment to the Executive Physical Program at no cost to the City.

Motion carried 4-1 (McDonald dissenting).

B. Resolution Adopting Publicly Available Pay Schedule

Administrative Services Director Petropulos presented a resolution approving a publicly available pay schedule in compliance with California Code of Regulations (CCR), Title 2, Section 570.5. This regulation mandates specific requirements for publicly available pay schedules to ensure consistency among CalPERS employers and to enhance disclosure and transparency of public employee compensation.

Councilmember Craven moved, seconded by Vice Mayor Morgan, to adopt Resolution No. 2015-91 approving the 2015/2016 Pay Schedule in compliance with CCR 570.5.

Motion carried 5-0.

XIII. NEW BUSINESS – ORAL COMMUNICATIONS

A. City Manager

Grandson – City Manager Feng announced the birth of his third grandchild.

B. City Attorney – None

C. Members of City Council

AB 1234 – Reports on Meetings Attended – The Councilmembers reported on attendance at outside agency and Council committee meetings

Peace Pole – Councilmember McDonald asked for an update on the request for a peace pole. Administrative Services Director Petropulos indicated the item is tentatively scheduled for the September 9 study session.

Water Master Plan – Councilmember McDonald requested an update on the status of the plan. Public Works Director Fox indicated the plan is in place and is providing

guidance staff needs. The document will be put into final form and presented to the Council for approval when staff time permits.

City Website – Councilmember McDonald asked for the status of the City website project. Administrative Services Director Petropulos indicated staff has interviews scheduled with perspective vendors.

Scholle Farmhouse – Councilmember McDonald requested a report to Council on the plans for the farmhouse.

Greenbelts – Councilmember McDonald requested an update on the status of the City's greenbelt agreements.

El Niño – Councilmember McDonald requested a report on what the city is doing to prepare for El Niño. City Manager Feng indicated the next emergency exercise in October will be based on an El Niño scenario. Public Works Director Fox indicated the City cleans out all storm drains ahead of the rainy season to ensure they are operating at full capacity. Commander McGrath stated the emergency responders have already began preparedness meetings, including town hall meetings at various locations throughout the County that are considered at risk.

Calleguas Creek – Councilmember McDonald stated there are sections of the creek that look like they do not have the capacity to handle an El Niño. Public Works Director Fox stated Calleguas Creek is managed by the Ventura Watershed Protection District. They are always evaluating the sediment in the creek and the drop structures which assist with the flow of water and debris.

Clementina "Tina" Sanchez – Councilmember Morgan stated he attended the funeral services for Tina Sanchez, a longtime Camarillo resident, a beloved Spanish teacher to generations of Camarillo students, and a consummate community volunteer. Councilmember Craven requested the meeting be adjourned in her memory.

Alder Tree – Councilmember Kildee reported there is an Alder tree at Mobil Avenue and Ponderosa Drive which is blocking a street light.

Greystone Collection HOA – Councilmember Craven reported she gave a drought presentation to the Greystone Collection HOA.

CSUCI Site Authority Meeting – Councilmember Craven stated she expressed her apprehension to selling off the University Glen Apartments to a private developer and allowing the development of additional apartments for staff and public housing. The item was pulled from the Site Authority agenda for the time being.

The Drought: Long Term Solutions – Councilmember Craven commended staff for an excellent job on the letter and flyer on the drought and water conservation which were mailed to all water customers.

Camarillo Ranch Diorama – Mayor Little stated the Camarillo Ranch Foundation commissioned a Diorama of the Ranch. It is an outstanding work which is on display inside the Ranch House. He encouraged everyone to see it.

St. John's Pleasant Valley Hospital Groundbreaking – Mayor Little announced the groundbreaking ceremony for the new patient addition is September 24.

Rancho Campana High School – Mayor Little announced the ribbon cutting for the new high school is October 5.

XII. CLOSED SESSION (continued)

The City Council recessed to Closed Session at 11:48 p.m. to consider the following items:

A. Conference with Legal Counsel - Anticipated Litigation

Significant exposure to litigation pursuant to Government Code Section 54956.9(d)(2); Number of Cases: four.

B. Conference with Real Property Negotiator

- a. Authority – Government Code Section 54956.8
- b. Property – Cedar Oak 2000-2028 Ventura Blvd.; APNs 162-0-104-010, 162-0-135-050, 162-0-135-060
- c. Agency Negotiators – City Attorney, City Manager, Assistant City Manager, Community Development Director, Finance Director
- d. Negotiating Parties – Qualified buyers, Ventura Investment Company and KL Associates
- e. Under Negotiation – Price and terms of payment

C. Conference with Real Property Negotiator

- a. Authority - Government Code Section 54956.8
- b. Property - hotel conference center, Ventura Boulevard; APN 229-0-010-090, -110, -150, -590, -610 & -630
- c. Agency Negotiators - City Attorney, City Manager, Assistant City Manager, Community Development Director, Finance Director
- d. Negotiating Parties - Qualified buyers
- e. Under Negotiation - Price and terms of payment

XIX. ADJOURN

The meeting adjourned at 12:50 a.m., with no reportable action from Closed Session, in the memory of Tina Sanchez.

ATTEST:

  
\_\_\_\_\_  
Mayor

  
\_\_\_\_\_  
City Clerk